

IN RE: PETITION FOR VARIANCE

N/S 6th Street, 320' SE of

c/1 Cuckold Point Road

15th Election District

7th Councilmanic District

2712 6th Street

Josephine Hranicka and Edward Hranicka

Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 99-369-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, Edward Hranicka and his mother, Josephine Hranicka. The Petitioners are requesting a variance for property located at 2712 6th Street, in the Millers Island area of Baltimore County. The Petitioners' request is from Section 1B02.3.C.1, to permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot, and any other variance deemed necessary by the Deputy Zoning Commissioner. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request were Edward Hranicka and his mother Josephine Hranicka. There were no protestants or other persons in attendance.

Testimony and evidence indicated that the property which is the subject of this variance request consists of 8900 sq. ft., more or less, zoned B.L. The subject property is unimproved. It is a water front lot situated on Cuckold Cove in Millers Island. The subject property has a street address of 2712 6th Street. Testimony indicated that Mrs. Hranicka has owned the subject property for the past 50 years. At this time, her son wishes to construct a single family dwelling on the subject property for his mother. The Hranickas have lived in this area of Baltimore County for the past 45 years. They now wish to construct a single family dwelling on this lot which they have

6/14/99
J. J. J. J. J.

owned for the past five decades. In order to proceed with their plans, the requested variance is necessary.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

ORDER RECORDED FOR FILING
Date 6/14/99
J.E. Gammon

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement and posting of the property, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 14th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3.C.1, to permit a lot width of 50 ft. in lieu of the required 55 ft. and to approve an undersized lot, and any other variance deemed necessary by the Deputy Zoning Commissioner, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:


- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Bureau of Development Plans Review dated April 12, 1999 and by DEPRM dated April 14, 1999, copies of which are attached hereto and made a part hereof.

ORDER RECEIVED BY ZONING

Date 6/19/99

by R. J. Jernigan

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER REC'D BY ZONING
6/19/99
R. J. J. J.



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 14, 1999

Mr. Edward Hranicka
2704 6th Street
Baltimore, Maryland 21219

Re: Petition for Variance
Case No. 99-369-A
Property: 2712 6th Street

Dear Mr. Hranicka:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Chesapeake Bay Critical Area Commission
DEPRM

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2712 6th St 21219

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof; hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

to be presented at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 99-369-A

RE 9/15/98

ORDER RECEIVED FOR FILING

Date 6/14/99

By Robert [Signature]

ZONING DESCRIPTION For 2712 6th st 21219

Beginning at a point on the NORTH side of
6th st 50 Feet wide at the Distance of
350 Feet EAST of the intersection of
Cuckold PT. Rd. + 6th st. Being Lot #493
as Recorded in Baltimore County PIAT Book
9 Folio # 5 containing 8900 Sq. FT.

Also Known as 2712 6th st 21219
and Located in the 15 Election District
2 Councilmanic District

99-369-A

369

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **065416**

DATE 3/24/99 ACCOUNT 1001130

AMOUNT \$ 100.00

RECEIVED FROM: _____

FOR: Unincorporated & unincorporated lot

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

I 4000 = 369

CASHIER'S VALIDATION

PAID RECEIPT

DATE 3/24/1999 TIME 12:21:19

REF 065416 CASHIER JACOB J. DAWSON

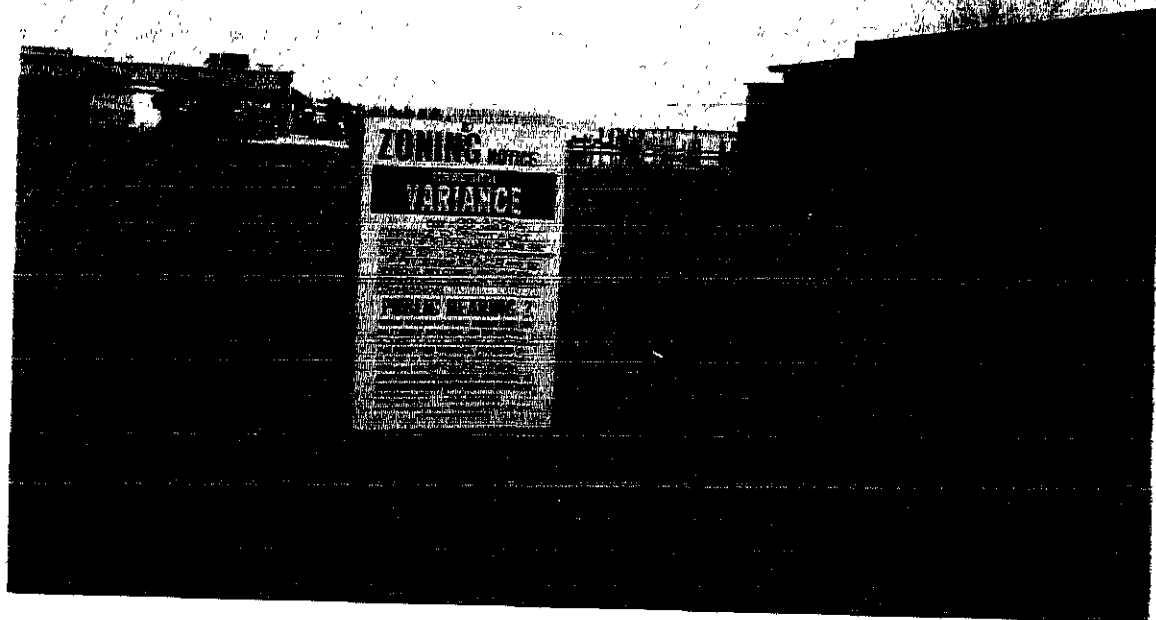
MISCELLANEOUS CASH RECEIPT

Receipt # 065559 OF \$ 100.00

100.00 CASH

Baltimore County, Maryland

99.369-A



**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-369-A
2712 6th Street
N/S 6th Street, 320' SE of
centerline Cuckold Point Road
15th Election District
7th Councilmanic District

Legal Owner(s):

Josephine Hranicka &
Edward Hranicka

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet, to approve an undersized lot, and to approve any other variances deemed necessary by the zoning commissioner.

Hearing: Tuesday, May 11,
1999 at 10:00 a.m. in Room
105, County Office Bldg.,
111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

4/407 April 22 C306377

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/22/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22/, 1999

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 99-369-A

Petitioner/Developer: _____

ED HRANICKA

Date of Hearing/Closing: 4-19-99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2712 6TH ST.

LOT #493 SWAN POINT PLAT

The sign(s) were posted on APRIL 2ND 1999
(Month, Day, Year)

Sincerely,

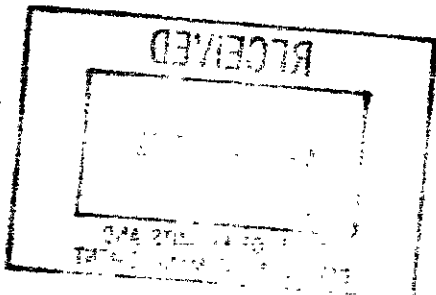
Garland E. Moore
(Signature of Sign Poster and Date)

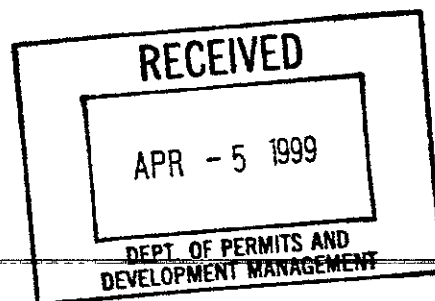
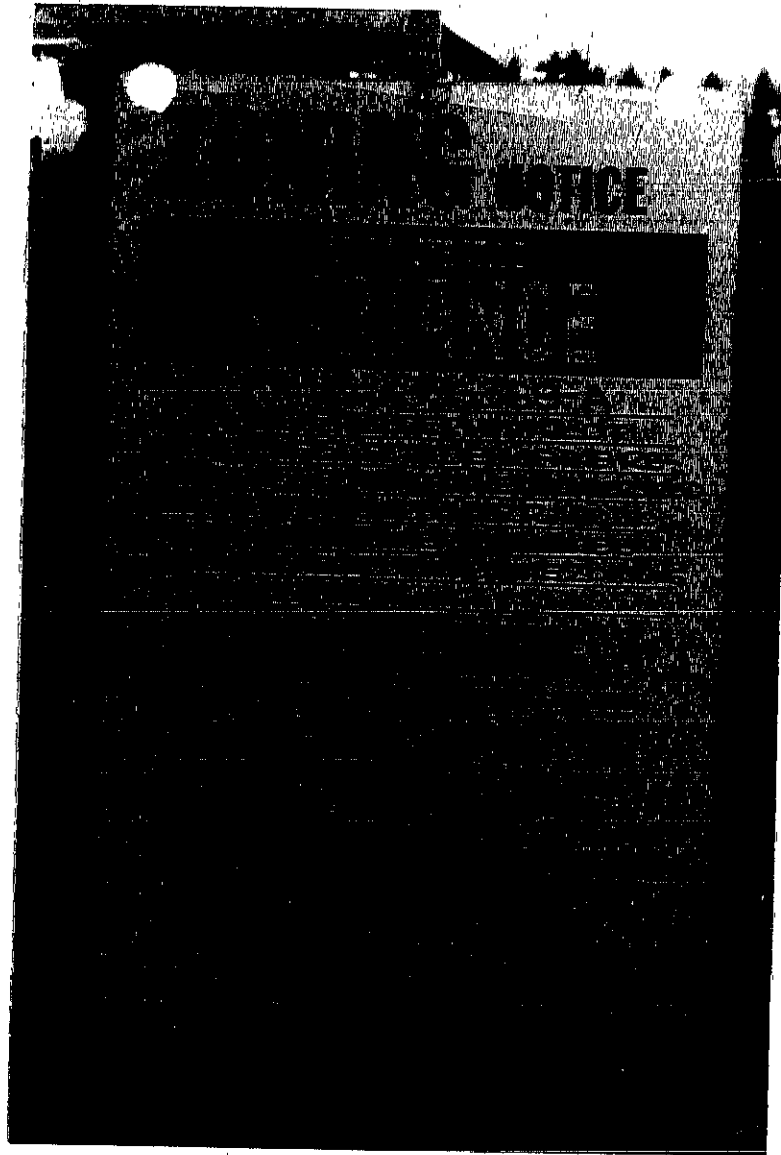
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)





CERTIFICATE OF POSTING

RE: Case No.: 99-369-A

Petitioner/Developer: _____

ED HRANICKA

Date of Hearing/Closing: 5-11-99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2712 6TH STREET

The sign(s) were posted on APRIL 13, 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

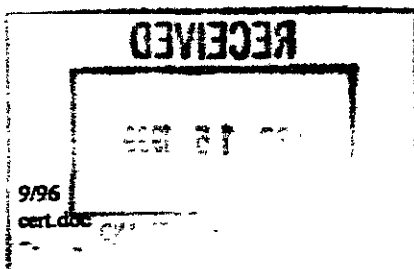
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



ZONING NOTICE

CASE # 99-369-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 106 COUNTY OFFICE BLDG.
PLACE III W. CHESAPEAKE AVENUE

DATE AND TIME: MAY 11, 1999 - 10:00 A.M.

REQUEST VARIANCE TO PERMIT A LOT

WIDTH OF 50 FT. INSTEAD OF THE REQUIRED

55 FT. TO IMPROVE AN UNDERSIZED LOT

PER SECTION 301B(2)(C) AND APPROVE

THE ZONING COMMISSIONER

ON THE ZONING COMMISSION

THE ZONING COMMISSIONER

THE ZONING COMMISSIONER

THE ZONING COMMISSIONER

ZONING NOTICE

CASE # 99-369-A

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THE ZONING COMMISSIONER

ON THE ZONING COMMISSION

THE ZONING COMMISSIONER

THE ZONING COMMISSIONER

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-369-A
Petitioner: EDWARD HRANICKA
Address or Location: 2712 6th st 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ed HRANICKA
Address: 2704 6th st
BALTO. Md. 21219
Telephone Number: 410-~~4~~ 388-1852

Revised 2/20/98 - SCJ

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-369-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit a lot width of 50 ft. in
lieu of the required 55 ft.; to approve an undersized
lot per Section 304 BCZR and to approve any other
variances deemed necessary by the Zoning Commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 22, 1999 Issue - Jeffersonian

Please forward billing to:

Ed Hranicka
2704 6th Street
Baltimore, MD 21219

410-388-1852

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-369-A

2712 6th Street

N/S 6th Street, 320' SE of centerline Cuckold Point Road

15th Election District - 7th Councilmanic District

Legal Owner: Josephine Hranicka & Edward Hranicka

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, to approve an undersized lot, and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, May 11, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 6, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-369-A

2712 6th Street

N/S 6th Street, 320' SE of centerline Cuckold Point Road

15th Election District – 7th Councilmanic District

Legal Owner: Josephine Hranicka & Edward Hranicka

Variance to permit a lot width of 50 feet in lieu of the required 55 feet, to approve an undersized lot, and to approve any other variances deemed necessary by the zoning commissioner.

HEARING: Tuesday, May 11, 1999 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue


Arnold Jablon
Director

c: Josephine & Edward Hranicka

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 26, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 6, 1999

Mr. & Mrs. Edward Hranicka
2704 6th Street
Baltimore, MD 21219

RE: Case No.: 99-369-A
Petitioner: Hranicka
Location: 2712 6th Street


Dear Mr. & Mrs. Hranicka:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 24, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



*Sejm
5/11*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 22, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 369

The Office of Planning recommends approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.2.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 369

BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 14, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RB/JS*

SUBJECT: Zoning Item #369

Hranicka Property - 2712 6th Street

Zoning Advisory Committee Meeting of April 5, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

 X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

267, 368, 369, 371, 372, 373, 374, 376, 377, 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 12, 1999
Item No. 369

The Bureau of Development Plans Review has reviewed the subject zoning item. In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

The Developer and his Engineer shall be responsible for investigating the need for and obtaining the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

Sixth Street is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

The property to be developed is located adjacent to tidewater. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE0412.369

RE: PETITION FOR VARIANCE
2712 6th Street, N/S 6th Street,
320' SE of c/1 Cuckold Point Rd,
15th Election District, 7th Councilmanic

Legal Owners: Edward and Josephine Hranicka

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-369-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th April day of ~~March~~, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Edward and Josephine Hranicka, 2704 6th Street, Baltimore, MD. 21219, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 99-369-A

*Sent to
OPCC
4/6/99*

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Residential Processing Fee Paid
(\$50.00)

Accepted by Bk
Date 3/23/99

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Edward Hranicka 2704 6th St 21219 410-388-1852
Print Name of Applicant Address Telephone Number

Lot Address 2712 6th St Election District _____ Councilmanic District _____ Square Feet _____

Lot Location: N/E S W/side/corner of 6th St Balto. Md. 21219 feet from N E S W corner of _____
(street) (street)

Land Owner: Josephine Hranicka Tax Account Number 15-08-790 103

Address: 2704 6th St Telephone Number (410) 388-1852

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>BL</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐

Approval

☐

Disapproval

☐

Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

99-369-A

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Department of Permits and Development Management (PDM)
County Office Building
114 West Chesapeake Avenue
Ft. Belvoir, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by Bruno Rudaitis on 3/23/99
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE 4/2/99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4/19/99 C (B-3 Work Days)

TENTATIVE DECISION DATE 4/22/99 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

3

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 99-369-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by Bk
Date 3/23/99

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

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(street) (street)

Land Owner: Josephine Hranicka Tax Account Number 15-08-790 103

Address: 2704 6th St Telephone Number (410) 388-1852

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>BL</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: Jeffrey W. Long
for the Director, Office of Planning and Community Conservation

Date: 4/22/99

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by Bruno Rudaitis on 3/23/99
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

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*SUGGESTED POSTING DATE 4/2/99 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4/19/99 C (B-3 Work Days)

TENTATIVE DECISION DATE 4/22/99 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

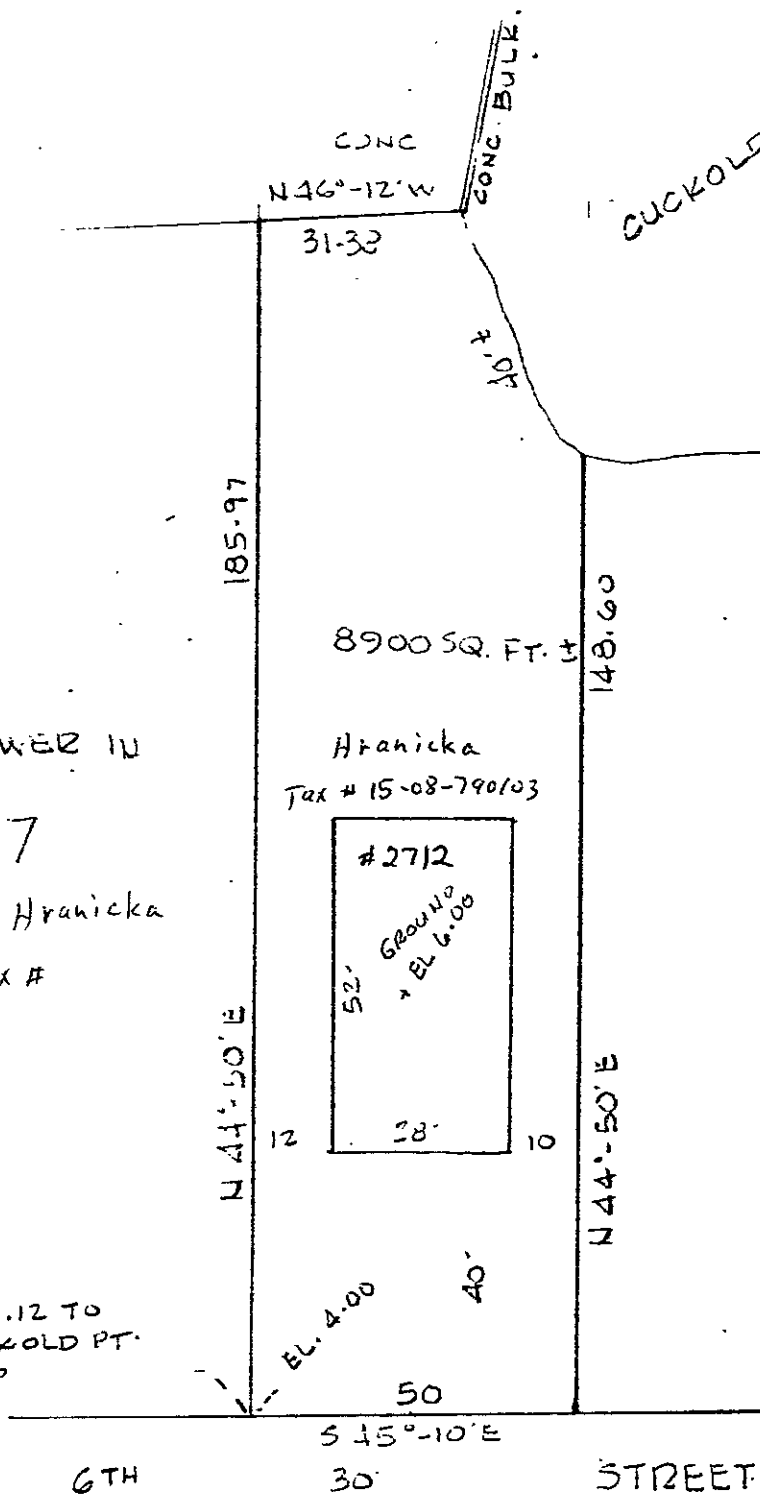
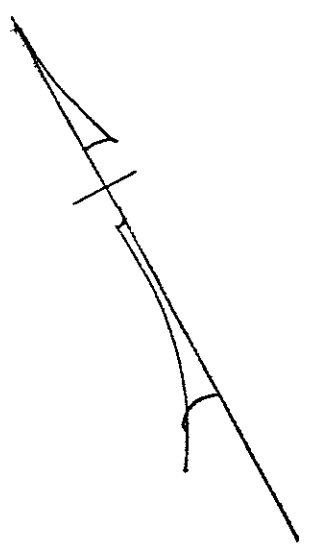
Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

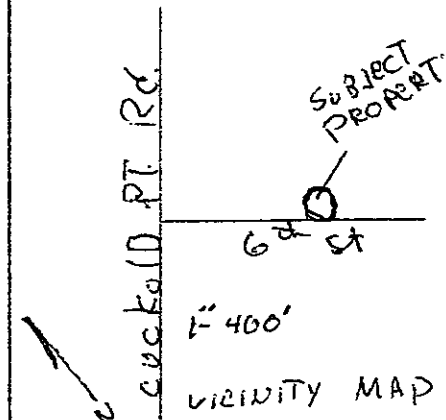
Number of Signs: _____

PLAT TO Accompany Petition for ZONING

☒ VARIANCE
☐ SPECIAL HEARING



PROPERTY ADDRESS-2704 E
 SUBDIVISION NAME SWAN F
 PLAT BOOK 9- Folio 5
 LOT # 493 SECTION
 OWNER Josephine + Edw.
 HRANICKA



COUNCILMANIC DISTRICT 7
 ELECTION DISTRICT 15
 1"=30'
 ZONING S.E. 6-K BL
 LOT SIZE 8900 S.F.
 SEWER PUBLIC
 WATER PUBLIC
 Chesapeake Bay Critical Area X
 Prior Zoning Hearing NON

AREA OF LOT =
 PUBLIC WATER & SEWER IN
 6TH ST.
 COUNCILMANIC DIST 7
 Hranicka
 Tax #

← 306.12 TO
 CUCKOLD PT.
 RD

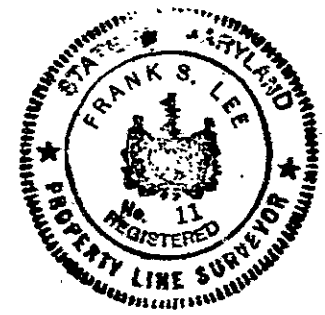
PROPOSED DWELLING
 PART OF LOT 493 REVISED PLAT OF
 SWAN POINT
 PLAT BOOK 9-5

15TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE 1" = 30' DATE 2-16-99

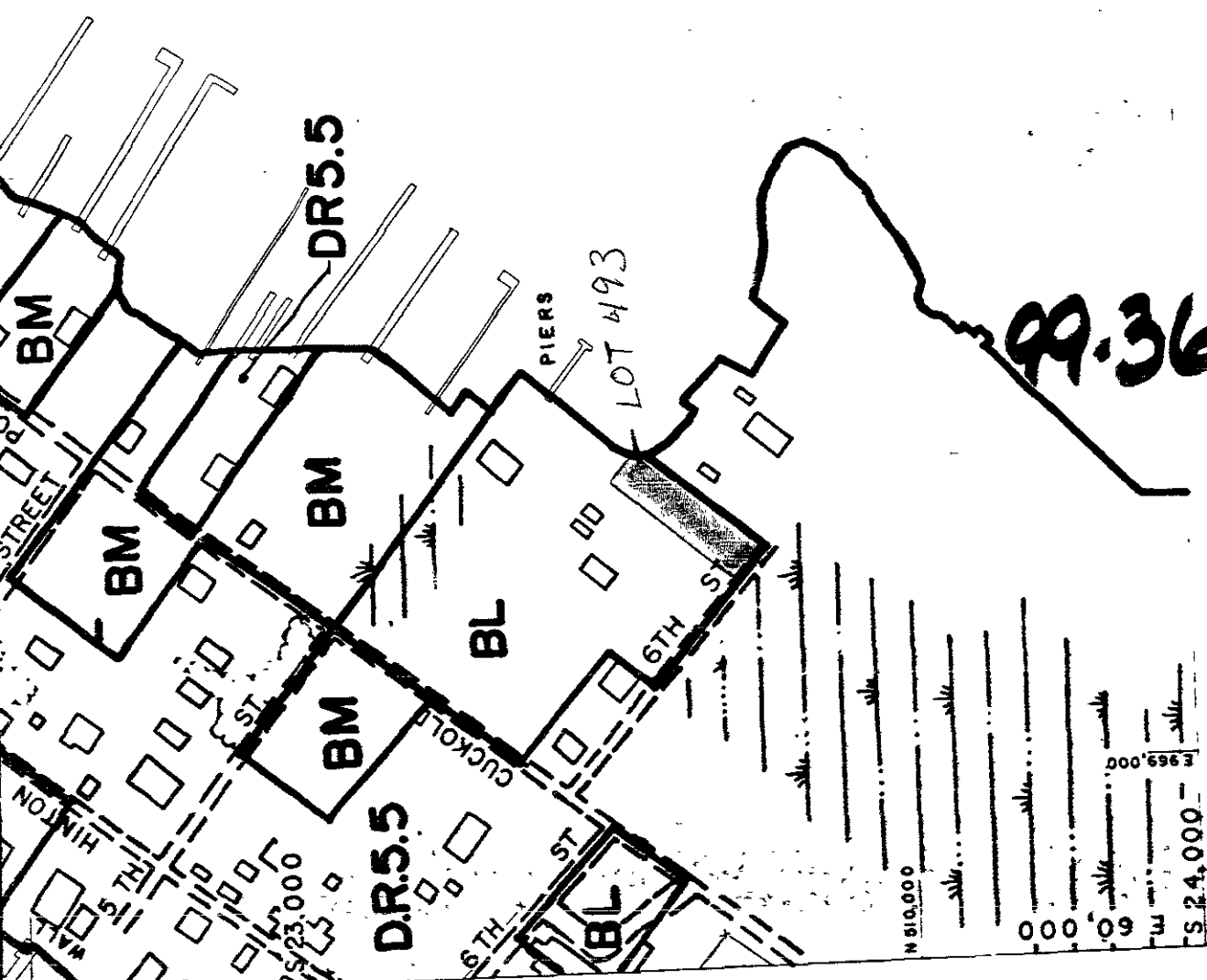
Pet Ex #1

99-369-A

#369



FRANK S. LEE
 REG. SURVEYOR
 719 CHESAPEAKE AVE.
 BALTIMORE, MD 21237



61,500

S. E. 6-K

1996 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 8, 1996

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kerwin Kamenev

A-NE AA-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.

#369

693#

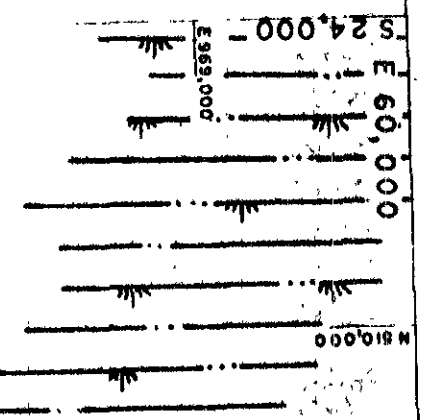
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.

Kenn Kammerly

Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
OCTOBER 8, 1996

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL

A-NE AA-NW



99.369-A

E 61,500

S. F. 6-K

